CLUP –

Sectoral Analysis for Education and Health

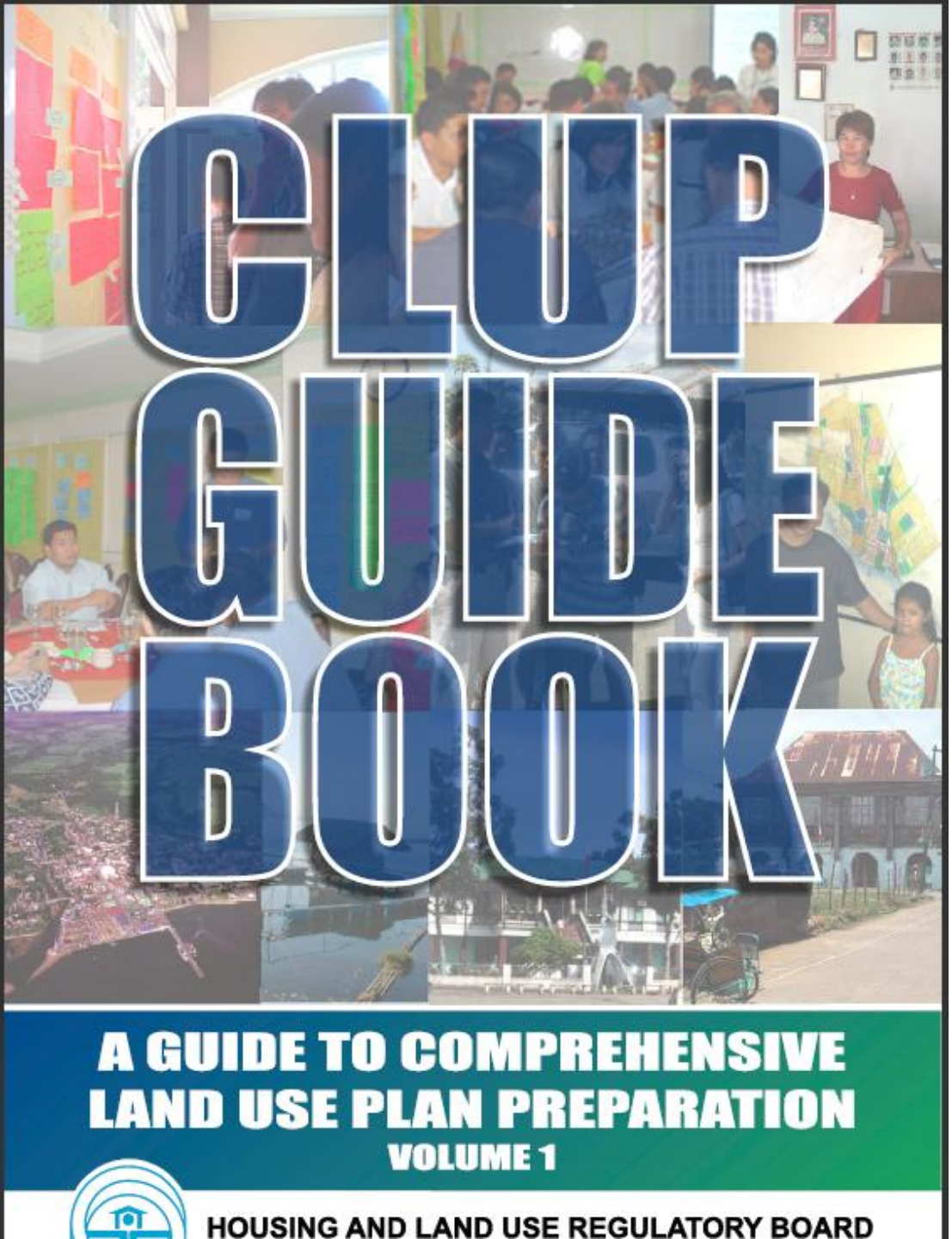
Annex 8-5. Zoning Color Code

Base Zone	Sub-Zone	Color Code	RGB
Forest Zone		**FZ**	
(Protection)	Forest Reserve Sub-Zone	**FR-SZ**	0,100,0
	National Park Sub-Zone	**NP-SZ**	0,100,0
	Military Reservation Sub-Zone	**MR-SZ**	0,100,0
	Civil Reservation Sub-Zone	**CR-SZ**	0,100,0
	NIPAS: Strict Protection Sub-Zone	**NSP-SZ**	0,100,0
(Production)	NIPAS: Multiple Use Sub-Zone	**NMU-SZ**	0,100,0
	Forest Buffer Sub-Zone	**FB-SZ**	0,100,0
	Industrial Forest Plantation Sub-Zone	**IFP-SZ**	0,100,0
	Special Use Sub-Zone	**SU-SZ**	0,100,0
	Grazing Land Sub-Zone	**GZ-SZ**	0,100,0
Agricultural Zone		**AGZ**	
	Protection Agricultural Sub-Zone	**PTA-SZ**	0,150,0
	Production Agricultural Sub-Zone	**PDA-SZ**	0,150,0
Municipal Waters Zone		**WZ**	
(Protection)	Fishery Refuge and Sanctuary Sub-Zone	**FRS-SZ**	175,200,225
	Foreshore Land Sub-Zone	**FL-SZ**	175,200,225
	Mangrove Sub-Zone	**Mn-SZ**	175,200,225
	Fishery Reserve Sub-Zone	**FyR-SZ**	175,200,225
	Delta/ Estuary Sub-Zone	**D/E-SZ**	175,200,225
	Lake Sub-Zone	**La-SZ**	175,200,225
(Production)	Mariculture Zone and Park Sub-Zone	**MZP-SZ**	175,200,225
	Aquaculture Sub-Zone	**Aq-SZ**	175,200,225
	Commercial Fishing Sub-Zone	**CF-SZ**	175,200,225
	Municipal Fishing Sub-Zone	**MF-SZ**	175,200,225
	Sealane Sub-Zone	**SL-SZ**	175,200,225
Mineral Land Zone		**MLZ**	
	Mineral Reservation Sub-Zone	**MNR-SZ**	153,51,0
	Quarry Sub-Zone	**Q-SZ**	153,51,0
	Small-scale Mining Sub-Zone	**SsM-SZ**	153,51,0

General Residential Zone		**GR-Z**	255,255,0
Residential – 1 (R-1) Zone		**R1-Z**	255,255,0
Residential – 2 (R-2) Zone		**R2-Z**	255,255,0
	Basic R-2 Sub-Zone	**BR2-SZ**	255,255,0
	Maximum R-2 Sub-Zone	**MR2-SZ**	255,255,0
Residential – 3 (R-3) Zone		**R3-Z**	255,255,0
	Basic R-3 Sub-Zone	**BR3-SZ**	255,255,0
	Maximum R-3 Sub-Zone	**MR3-SZ**	255,255,0
Residential – 4 (R-4) Zone		**R4-Z**	255,255,0
Residential – 5 (R-5) Zone		**R5-Z**	255,255,0
Socialized Housing Zone		**SH-Z**	255,255,0
General Commercial Zone		**GC-Z**	255,0,0
Commercial – 1 (C-1) Zone		**C1-Z**	255,0,0
Commercial – 2 (C-2) Zone		**C2-Z**	255,0,0
Commercial – 3 (C-3) Zone		**C3-Z**	255,0,0
Agri-Industrial Zone		**AgIndZ**	200,150,255
Industrial – 1 (I-1) Zone		**I1-Z**	150,0,200
Industrial – 2 (I-2) Zone		**I2-Z**	150,0,200
Industrial – 3 (I-3) Zone		**I3-Z**	150,0,200
General Institutional Zone		**GI-Z**	0,0,255
Special Institutional Zone		**SI-Z**	0,0,255
Tourism Zone		**T-Z**	255,153,0
Parks and Recreation Zone		**PR-Z**	100,225,100
Cemetery /Memorial Park Zone		**C/MP-Z**	100,225,100
Buffer/ Greenbelt Zone		**B/G-Z**	50,225,50
Utilities, Transportation and Services Zone		**UTS-Z**	190,190,190

Note: Overlay Zones can be reflected as broken lines over the Base Zones. These broken lines may use different colors to reflect different types of Overlay Zones.

e.g. Ancestral Domain



Note: You may download it from DHSUD official website

Categories of School Buildings

In line with the classification enunciated by the National Building Code of the Philippines school buildings are categorized as follows:

- Type I Wood Construction
- Type II Wood construction with protective fire-resistant materials and one-hour fire resistive

  throughout.
- Type III Masonry and wood construction with exterior walls of incombustible fire resistive

  construction, and one-hour fire-resistive throughout.
- Type IV Steel, iron, concrete or masonry construction with walls, ceilings and permanent

  partitions of incombustible fire-resistive construction except permanent non-bearing

  partitions which shall be one-hour fire resistive.
- Type V Structural elements of steel, iron, concrete or masonry with walls, ceilings and

Permanent standard school buildings fall under Types III, IV and V while semi-permanent standard type buildings are under Types I and II.

I. SPACE STANDARDS

A. Pre-School (Kindergarten Level)

- School site must have a minimum lot area of 500 square meters. The area may be divided into a minimum of 140 square meters for the playground. This area is only good for not more than 4 classes.
- Space for playground must be provided, otherwise, easy and safe access to the nearest part of open space not more than 200 meters walking distance from school site may be presented as an alternative.
- Classroom size should be 1 ½ square meter per child.

B. Elementary School Sites

- Size. The size of the site must meet the requirements of the enrollment and kind of schools as well as the recreational needs of the pupils. It shall be wide enough to make adequate provisions for an athletic field playground, lawns, agricultural activities and future building expansions.

- Size. The size of the site must meet the requirements of the enrollment and kind of schools as well as the recreational needs of the pupils. It shall be wide enough to make adequate provisions for an athletic field playground, lawns, agricultural activities and future building expansions. The standard requirements of school site for elementary schools are as follows:

  - One-half hectare (1/2 ha) for a non-central school which has only one or two classes and no grade above Grade IV.
  - One hectare (1 ha) for a central school which has six classes or for non-Central School which has from three to four classes.
  - Two hectares (2 ha) for schools which have from seven to nine classes.
  - Three hectares (3 ha) for schools which have from ten to twelve classes.
  - Four hectares (4 ha) for schools which have more than twelve classes.

I. SPACE STANDARDS

However, for special cases or where there is difficulty in meeting the above standards, the following may be allowed:

a. **For Rural Areas** One-half hectare (1/2 ha) for a central school which has six classes, for a non-central school which has from three to four classes. One- and one-half hectare (1 1/2 ha) for schools which have from seven to ten classes. Two hectares (2 ha) for schools which have more than 10 classes.

b. **For Urban Areas** One-half hectare (1/2 ha) for central school with 6 classes and non-central schools with 7-10 classes. Three fourth of a hectare (3/4 ha) for eleven to twenty classes. One hectare (1 ha) for twenty one or more classes.

I. SPACE STANDARDS

Elementary School Buildings - Standard Requirements

Adequacy. There should be sufficient number of standard classrooms to accommodate the school enrollment, as well as enough internal spaces for other basic curricular and administrative needs of the school. A standard classroom should provide at least 1.4 sq. meters of space per pupil, and on that basis the standard dimensions of elementary classrooms have been prescribed.

In a complete elementary school, there should be a separate building for Industrial Arts/ home economics classes with a minimum standard area of 5.0 square meters per place, or a total of approximately 126 square meters.

Internal space should also be provided for such basic needs as an administrative office, a library (and/or learning resource center), a health clinic (first aid), a guidance and counseling room, toilets, storeroom, lunch counter or room etc. At least 2 electrical outlets should be provided in front of each classroom, for the implementation of any feasible educational technology which requires electricity.

The minimum standards for instructional and administrative spaces are as follows:

1. Classroom (elementary) 1.40 sq.m. per place
2. Elementary school shop 5.0 sq.m. per place
3. Administrative Office 5.00 sq.m. per place
4. Library/LRC 2.40 sq.m. per place (10% of total enrollment) Provided that it is not smaller than the size of a classroom
5. Medical/Dental Clinic 28.00 sq.m. gross
6. Guidance Room 28.00 sq.m. gross
7. Corridor Above ground level, the minimum clear width is 2.0 m. provided that the provisions of the National Building Code & Fire Code of the Philippines and other relevant rules and regulations are observed.
8. Computer Room 1.4 sq.m. per place
9. Gymnasium/Auditotium 5.0 sq.m. per place
10. Speech Laboratory 1.4 sq.m. per place

Reference: Handbook on Educational Facilities – DECS 1993 (Revised Edition of Handbook on School Plant) DECSService Manual 2000

SUMMARY OF HEALTH SERVICES FACILITIES AND FUNCTION

Level of Health Services	Facilities	Kinds of Treatment/ Function/Services
First Level	Referral Hospital	Non-departmentalized hospital that provides clinical care and management of prevalent diseases in the locality. Clinical services include general medicine, pediatrics, obstetrics, gynecology, surgery, and anesthesia. Provides administrative and ancillary services (laboratory, radiology, pharmacy). Nursing care for patients requiring supervised care for 24 hours or longer.
Second Level	Referral Hospital	Departmentalized hospital offering specialized care and management of prevalent diseases, intensive care, and specialty clinical services. Services from the First Level Referral Hospital are also provided. Offers total and intensive skilled care.
Third Level	Referral Hospital	Teaching and training hospital offering specialized and subspecialized care, including surgical procedures and intensive care. Services from the Second Level Referral Hospital are also provided. Offers highly specialized critical care.
Third Level	Infirmary	Provides emergency treatment for the sick and injured, along with clinical care and management for mothers and newborns.
Third Level	Birthing Home	Provides maternity services, including post-natal care, normal spontaneous deliveries, and newborn care.
Third Level	Acute-Chronic Psychiatric Care Facility	Offers medical service nursing care, pharmacological treatment, and psychosocial intervention for mentally ill patients.
Third Level	Custodial Psychiatric	Provides long-term care for chronically mentally ill patients, including basic human services such as food and shelter.

CRITERIA FOR ESTABLISHING A NEW HOSPITAL (GOVERNMENT)

- The proposed hospital must meet the following conditions:
- It should be located at least **35 kilometers away from any existing government hospital.**
- It must serve as a referral facility for at least **three rural health units** (RHUs) or main health centers in the area.
- The catchment area should have a permanent **population** of at least **75,000 people.**
- For **island municipalities** or areas inaccessible due to geographic barriers, the catchment population can be **25,000** or more, and the area should be at least 3 hours away by the usual means of transport.

STANDARD AREA PER HOSPITAL/CLINIC

Category	LGU/Catchment Population	Doctor	Nurse	Midwife	RSI
I	2,000 or Less	-	-	1	1
II	2,001 - 5,000	-	1	1a	1a
III	5,001 - 10,000	1	1	1	1
IV	10,001 - 20,000	1	1	2	1
V	20,001 - 30,000	1	2	2	2
VI	30,001 - 40,000	2	2	2	2
VII	40,001 - 50,000	2	2	3	3
VIII	50,001 - over	2	4	4	3

MUNICIPAL HOSPITAL	1.5 HA
PROVINCIAL HOSPITAL	1.5 HA
REGIONAL HOSPITAL	2.5 HA
MEDICAL CENTER	3.5 HA

LOCATION CRITERIA/ GUIDELINES FOR THE DIFFERENT HOSPITALS AND HEALTH FACILITIES

- A **Municipal Hospital** serves a 30-kilometer radius and is typically located in areas without hospital services, often acting as local centers for both health care and socio-economic activities. In some cases, it may be situated in remote areas but must have adequate transport links. The **Secondary Care District Hospital** offers specialized care in four key areas: medicine, surgery, obstetrics/gynecology, and pediatrics. While these departments are not fully departmentalized, the hospital also provides essential services like radiology, pharmacy, dietary, and laboratory facilities. Its service radius extends to 35 kilometers, covering multiple municipalities in its catchment area.

- The **Tertiary Care Provincial Hospital** builds on the services offered by district hospitals, but in a more departmentalized manner. It includes additional services such as operating rooms, dental care, outpatient units, and support facilities like x-rays and laboratories. This hospital is ideally located in the provincial capital and serves the entire province. On a larger scale, the **Tertiary Care Regional Hospital** is usually situated in regional centers and offers more advanced services than provincial hospitals, including specialized units like Intensive Care Units (ICU), Coronary Care Units (CCU), and services for the eye, ear, nose, and throat (EENT). These hospitals are designed to serve the largest possible population within the region.

LOCATION CRITERIA/ GUIDELINES FOR THE DIFFERENT HOSPITALS AND HEALTH FACILITIES

- A **Medical Center** provides specialized care that goes beyond the capabilities of regional hospitals, including opportunities for medical training, teaching, and research. There are also distinctions between hospital types based on ownership and scope. A **Government Hospital** is operated and funded either wholly or partially by national, provincial, municipal, or city governments. In contrast, a **Private Hospital** is owned and operated using private capital or donations from individuals, associations, corporations, or religious organizations. Hospitals can also vary by the range of services they offer: a **General Hospital** provides care for all types of illnesses, injuries, and medical conditions, while a **Special Hospital** focuses on treating specific illnesses or conditions. Finally, **Teaching and Training Hospitals** are fully departmentalized facilities that serve as centers for medical education and the training of healthcare professionals.

LOCATION CRITERIA/ GUIDELINES FOR CEMETERIES

As per **PD 856** (Sanitation Code of the Philippines), burial grounds, cemeteries, memorial parks, or any place duly authorized by the government for permanent disposal of the dead should be:
•At least twenty **(20) meters distance from any dwelling unit, and no house shall be constructed within the same distance from any burial ground** (Sec. 90b).

Fifty **(50) meters distance from either side of the river or fifty (50) meters distance from any source of water supply** (Sec. 90 c).

No burial ground shall be located in an area with high water table, water recharged aquifers, water bearing rocks or where soil is permeability is good.

4.5M (NWRB)

Cemeteries are preferably designed in **sparsely populated area but not outside city/ municipality limits or on the periphery of the town proper and away from the city/ municipal water system.**

Cemeteries are **preferably located on grounds free from flood hazards.**

A new cemetery should also be **located in an area not distracting the opening of future streets and arterial grounds.**

Cemeteries should be **away from watershed of lakes or streams to maintain safe water supply.**

PROJECT DETAILS

1 hectare development

33m
entry statement

60
Mausoleums

1,764
Garden Lawn Lots

3,562
Ossuary/Cinerarium or Columbarium

40
Pet Lawn Lots

105
Pet Ossuary/Cinerarium or Columbarium

10.5m • 6.5m
Road Right of Way

5,531 **TOTAL**

Plot Type	details	Count
Mausoleums	20-27 sqm lot	60 lots
Garden Lawn Lots	3sqm (1.2 x 2.5)	1,785plots
Ossuary/ Cinerarium or Columbarium	0.3m x 0.3m x 0.6m	5,062 vaults

Notes:
1. Mausoleum/s may be availed in tandem.
2. Ossuary/ Cinerarium ratio: for BONES 1 :1
for Urns 1:4

FEATURES AND AMENITIES

33m wide entry statement
Chapel/multi-purpose pavilion
Administration office

Solar-powered lamp post
Automatic fire sprinkler
Linear Parks

CONSULTANCY SERVICE

OAMA ANNEX "A" – ALL IN
SUPPLEMENTAL PROJECT AGREEMENT
MAY 13, 2025

PROPOSED MEMORIAL PARK
Conceptual Master Plan, Site Development Plan, Site Engineering
Detailed Architectural Design Services for: Entry Statement with Gate and Guardhouse, Perimeter Fence and Chapel
TOTAL PROJECT AREA:1.2 Hectares

PROJECT DETAILS SCOPE OF WORK, PROFESSIONAL FEES			
MASTER PLAN			
	Scope of Work/ Deliverables	**Planning Area/ GFA**	**Professional Fee**
A	**Conceptual Master Plan (CMP)**	1.2 has	82,152.00
	• Conceptual master planning (CMP) of the grounds of the building, including other concomitant structures within the Project site		
	• Development concept with land use and circulation alternatives		
	• Zoning of areas/ land allocation		
	• Area Allocation table		
B	**Site Development Plan (SDP)**	1.2 has	82,152.00
	• Refined Site development planning		
	• Statistical summary, individual lot area computation, cross sections and details		
	• Identifying specific areas such as parks and open spaces		
DADS: DETAILED ARCHITECTURAL DESIGN SERVICES (*excluding Engineering Design, Bill of Quantities, Landscape Services, Deed of Restrictions, Design Guidelines for Mausoleum, General Conditions and Specifications*)			
C.1	Entry Statement, Gate and Guardhouse (Right wing: Janitorial and Toilet Facilities Left Wing: Admin Office)	LUMP	150,000.00
C.2.	Perimeter Fence: Decorative for the front Façade and plain for the rest	LUMP	85,000.00
C.3.	Chapel	100 sqm	150,000.00
D	Site Engineering	1.2 has	TO FOLLOW
NET TOTAL (in Php) Five Hundred Forty Nine Thousand Pesos Only			**549,000.00**

**Any change in area constitutes change in our professional fees.*
**The above professional fees shall be valid for ninety (90) days upon receipt of the signed OAMA and this ANNEX "A"*
**The above services shall commence upon signing of OAMA-ANNEX "A" and Payment "a" found in the Payment Terms.*
**Each Phase shall proceed upon payment of professional fees of the preceding phase and receipt of Notice to Proceed (NTP)*

PAYMENT TERMS		
a.	Twenty (20%) percent upon signing of OAMA-ANNEX "A"	109,800.00
b.	Forty (40%) percent upon submission of Conceptual Master Plan and Conceptual Architectural Development of C	219,600.00
c.	Forty (40%) percent upon submission of Site Development Plan/ and Schematic Design Development of C	219,600.00
TOTAL		**Php 549,000.00**

PROJECTED TIME FRAME AND DELIVERABLES (MASTER PLAN)			
PHASE/ STAGE		DELIVERABLES (paper outputs)	TIMEFRAME
1	CMP	1 set of A3 size, colored	2 weeks
	SDP	5 sets of 20" x 30" blueprints, signed and sealed	4 weeks
2	Detailed Area Tabulation	1 set of A4 size	

PROJECTED TIME FRAME AND DELIVERABLES (DADS)			
PHASE/ STAGE		DELIVERABLES	TIMEFRAME
1	CAD	**1 set of A3 size, colored**	2 weeks
		Refinement of owner's requirement/s and translates into an architectural program; conceptual architectural design, initial statement of probable cost, PRELIMINARY floor plan(s), Elevation(s), conceptual massing	
2	SD	**1 set of A3 size, colored**	2 weeks
		Schematic Design of Building facilities/amenities, unit sizing, Façade design, Floor to ceiling Heights, Area Tabulation	
3	DD	**1 set of A3 size, colored**	3 weeks
		Revalidate, Revised Detailed Design of Plans, elevations, and other pertinent incorporating SD client's comment/s	
4	CD	**5 sets of 20" x 30" blueprints, signed and sealed 1 set of A4 size**	4 weeks
		ARCHITECTURAL ONLY Construction drawings, Outline Specifications	

**Extra copies of the above shall be charged of direct cost of printing plus a 30% mark-up for handling and packaging. See complete details on OAMA's item 7. 4 Extra Submittals Direct Printing/ Reproduction Cost (Price)*

Php 549,000 / 17 WEEKS OR 4.25MOS

32,294.12/WK OR 129,176/MO

CONSULTANCY SERVICE

OAMA ANNEX "A"
SUPPLEMENTAL PROJECT AGREEMENT
MAY 14, 2025

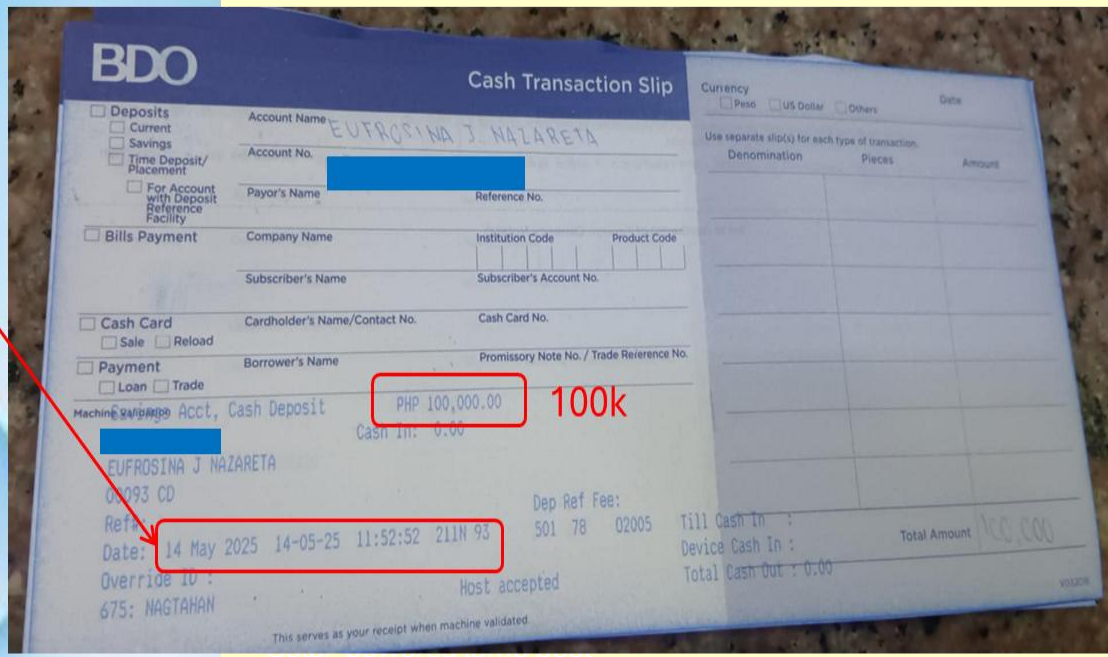
PROPOSED ST.MARTIN DE PORRES HEAVENLY PEACE ETERNAL GARDEN
Conceptual Master Plan, Site Development Plan, Site Engineering
Detailed Architectural Design Services for: Entry Statement with Gate and Guardhouse
TOTAL PROJECT AREA:1.2 Hectares

PROJECT DETAILS SCOPE OF WORK, PROFESSIONAL FEES			
MASTER PLAN			
	Scope of Work/ Deliverables	Planning Area/ GFA	Professional Fee
A	**Conceptual Master Plan (CMP)**	1.2 has	82,000.00
	• Conceptual master planning (CMP) of the grounds of the building, including other concomitant structures within the Project site		
	• Development concept with land use and circulation alternatives		
	• Zoning of areas/ land allocation		
	• Area Allocation table		
B	**Site Development Plan (SDP)**	1.2 has	82,000.00
	• Refined Site development planning		
	• Statistical summary, individual lot area computation, cross sections and details		
	• Identifying specific areas such as parks and open spaces		

PROJECTED TIME FRAME AND DELIVERABLES (MASTER PLAN)			
PHASE/ STAGE		DELIVERABLES (paper outputs)	TIMEFRAME
1	CMP	1 set of A3 size, colored	2 weeks
	SDP	5 sets of 20" x 30" blueprints, signed and sealed	4 weeks
2	Detailed Area Tabulation	1 set of A4 size	

6 weeks

- 1.2 HAS = Php 82,000 (CMP)
  82,000 (SDP) } **Php164,000.00**
- 6 weeks



Automatic fire sprinkler
Linear Parks

CONSULTANCY SERVICE – CLOSING OUT SOA

SIMPLIFIED STATEMENT OF ACCOUNT for St. Martin de Porres Eternal Garden - closing out

Aug 10, 2025

ORIGINAL PROPOSAL AND ADD-ONS*		
SCOPE	AMOUNT	TOTAL
A. Conceptual Master Plan (CMP)	82,000.00	
B. Site Development Plan (SDP)	82,000.00	
C.1. Entry Statement, Gate and Guardhouse	150,000.00	
C.2. Perimeter Fence	85,000.00	649,000.00
C.3. Chapel	150,000.00	
C.4. Mausoleum 1*	50,000.00	
C.5. Mausoleum 2*	50,000.00	
DISCOUNT*	30,000.00	619,000.00

REVISED FEES		
% of Delivery	SCOPE	Amount
100%	CMP	82,000.00
100%	SDP	82,000.00
50%	Entry Statement, Gate and Guardhouse	75,000.00
50%	Perimeter Fence	42,500.00
50%	Chapel	75,000.00
50%	Mausoleum 1	25,000.00
50%	Mausoleum 2	25,000.00
	TOTAL	406,500.00
	Less Payments	250,000.00
	Balance DUE	156,500.00

PAYMENT DETAILS		
DATE	DETAILS	AMOUNT
May 14, 2025	Downpayment	100,000.00
July 2, 2025	Progress Payment 1	100,000.00
July 18, 2025	Progress Payment 2	50,000.00
TOTAL		250,000.00

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ST. MARTIN DE PORRES HEAVENLY ETERNAL GARDEN

in Brgy. Ibabao-bana, Cabanatuan City, Nueva Ecija

PROJECT VALUATION

A. Land Acquisition Cost				14,083,200.00
	11,736	sqm		
	1,200	cost per sqm		
B. Land Development Cost				21,124,800.00
	11,736	sqm		
	1,800	cost per sqm		
C. Architectural Construction Cost				14,000,000.00
	a. Entry Statement		7,000,000.00	
	b. Parks and Open spaces		3,500,000.00	
	C. Chapel		3,500,000.00	
TOTAL PROJECT COST				**49,208,000.00**
PROJECTED GROSS SALES				**355,940,000.00**
NET PROFIT				**306,732,000.00**

Professional fee of 619k is 0.2% from net profit

306M+

GROSS SALES

1 hectare development

SALES PROJECTION (removing the converted plots)				
3 Product Mixes				
ITEM #	**QTY**	**PARTICULAR**	**SELLING PER PLOT**	**TOTAL**
1	**60**	STANDARD MAUSOLEUM	*1,200,000.00*	72,000,000.00
		Option 2: Tandem/Flexible Plots - 2 plots with single structure		
2	1,764	LAWN LOTS (Undergound Interment)	60,000.00	105,840,000.00
3	3,562	Ossuary/ Columbarium	50,000.00	178,100,000.00
4	40	Pet Lawn Lots	40,000.00	1,600,000.00
5	105	Pet Ossuary/ Columbarium	35,000.00	3,675,000.00
		Note: a. Ratio of Ossuary and Bone is 1:1		
		b. Columbarium Ratio 1:4 (max)		
	5531	**TOTAL GROSS SALES**		**355,940,000.00**

355M+

Professional fee of 619k is 0.17% from gross proceeds

ST. MARTIN DE PORRES HEAVENLY ETERNAL GARDEN

in Brgy. Ibabao-bana, Cabanatuan City, Nueva Ecija

ST. MARTIN DE PORRES HEAVENLY ETERNAL GARDEN

in Brgy. Ibabao-bana, Cabanatuan City, Nueva Ecija

DESIGNATION		Area in sqm	Percentage
Saleable Area			
60	Mausoleum at 5x4m	1,362.21	12.50
1,785	Ground Interment	5,508.13	50.56
5,062	Ossuary/ Columbarium	114.00	1.05
Non Saleable			
	Information Center/ Admin Ofc	75.89	0.70
	Back of the House and Staging Area	152.88	1.40
	Linear Park A	144.07	1.32
	Linear Park B	236.22	2.17
	Linear Park C	22.41	0.21
	Chapel	169.89	1.56
	Roads, Easements, Pathwalks, etc.	3,109.30	28.54
		10,895.00	**100.00**

Note: All areas were based on cad survey, pending verification ofrom a geodetic engineer, surveyor.

2 AREA ALLOCATION
SDP-1.00 SCALE NTS

82k

1 SITE DEVELOPMENT PLAN
SDP-1.00 SCALE 1:400 V

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ENGINEER: EUFROSINA J. NAZARETA
CIVIL ENGINEER
PRC NO. [illegible] VALID UNTIL
PTR NO. ISSUED ON
ISSUED AT TIN NO.

OWNERS: SPS. NELSON and TERESITA VILLANUEVA

PROJECT TITLE: PROPOSED ST. MARTIN DE PORRES HEAVENLY ETERNAL GARDENS
BRGY. IBABAO-BAAN, CABANATUAN, NUEVA ECIJA

REVISIONS:

SHEET CONTENTS: SITE DEVELOPMENT PLAN
FOR COORDINATION NOT FOR CONSTRUCTION

DRAWN BY: [illegible]
APPROVED BY: [illegible]
DATE: 07-24-2025
SCALE: AS NOTED
SHEET NO: SDP-1.00

2025-0 /07-24-2025
NO. RELEASED DATE

ST. MARTIN DE PORRES HEAVENLY ETERNAL GARDEN

in Brgy. Ibabao-bana, Cabanatuan City, Nueva Ecija

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DHSUD ZONING RULES, REGULATIONS, GUIDELINES, REQUIREMENTS & PROCEDURES

The authority of the DHSUD to issue locational clearances for locally – significant projects is hereby devolved to cities and municipalities with comprehensive land use plans reviewed and approved in accordance with this Order.

Section 3.
Plan Implementation. – (a)

EXECUTIVE ORDER NO. 72

ZONING ORDINANCE

ARTICLE X
ADMINISTRATION AND ENFORCEMENT

Section 39 **Locational Clearance.**

All owners/developers shall secure LOCATIONAL CLEARANCE from the Zoning Officer or in cases of variances and exemptions, from the Local Zoning BOARD OF APPEALS (LZBA) prior to conducting any activity or construction on their property/land.

ZONING ORDINANCE

ARTICLE X
ADMINISTRATION AND ENFORCEMENT

Section 40 . **Building Permit**.

THE LOCAL BUILDING OFFICER SHALL ISSUE NO BUILDING PERMIT WITHOUT A VALID LOCATIONAL CLEARANCE IN ACCORDANCE WITH THIS ORDINANCE.

ZONING ORDINANCE

ARTICLE X
ADMINISTRATION AND ENFORCEMENT

Section 37

Powers and Functions of a Zoning Administrator/ZONING OFFICER

1. Enforcement

2. Planning

Section 37

Powers and Functions of a Zoning Administrator/ZONING OFFICER

1. Enforcement

A. Act on all applications for locational clearances for all projects.

1. Issuance of Locational Clearance for projects conforming with zoning regulations.

2. RECOMMEND TO THE LOCAL ZONING BOARD OF APPEALS (LZBA) the grant or denial of applications for variances and exemptions and the issuance of Certificate of Non-Conformance for non-conforming projects lawfully existing at the time of the adoption of the zoning ordinance, including clearances for repairs/renovations on non-conforming uses consistent with the guidelines therefore.

B. Monitor on-going/existing projects

C. Call and coordinate with the Philippine National Police for enforcement of all orders and PROCESSES issued in the implementation of this ordinance.

D. Coordinate with the City Fiscal/Municipal Attorney for other legal actions/remedies relative to the foregoing.

PROCESSING OF LOCATIONAL CLEARANCE

LOCATIONAL CLEARANCE

- A clearance issued to a project that is allowed under the provision of Zoning Ordinance as well as other standards, rules and regulations on land use.

- Authority granted by the commission pursuant to applicable laws on land use planning and zoning for the establishment or operation of projects of national significance or any kind of development or activity on a piece of land, or any project of local significance in any locality without a Deputized Zoning Administrator (DZA)

- For the purpose of these rules, a Certificate of Zoning Compliance (CZC), issued by the DZA (if any) municipality shall partake the nature of locational clearance.

Steps in Processing Locational Clearance:

A . Initial Evaluation

1. completeness of requirement as per checklist (Regular or Special Project)

2. Consistency of documents

e.g. Deed of sale (name of applicant or Attorney in fact)

TCT – with lis pendens

- mortgage with banks
- covered with free patent (5 years restriction)

Special power of Attorney

3. Check Vicinity Map (clear picture of surroundings within a 100 or 500 meter radius especially for large projects)

4. Determine whether site inspection is needed

- project location in the zoning map
- site inspection is mandatory for industrial, commercial & SUP.

B. Site Inspection

1. Use Site Inspection Report form (standard form) – Annex D Project Evaluation Report
2. Verify if there is pre development (violations are subject to Imposition of Fine)
3. Countercheck the vicinity & site development plan
4. Verify the signatories (affidavit of non objection, etc.) if any
5. Interview immediate neighbours if warranted
6. Prepare narrative supplemented report, especially for large scale projects or SUP (relate findings to standards and Z.O.)

C. Final Evaluation

1. Evaluate Site Inspection Report viz -a - viz CLUP / Z.O.
   - Zoning Ordinance (ZO) number series and date of approval
   - Zone boundaries of Z.O. where project is located

   (Note: the text of the Z.O. will prevail over the map in case of conflict)

   - Refer to proposed land use maps and text of the CLUP

   Urban Land Use -(Residential, Commercial industrial, Parks and open Space)

   General Land Use - (Built-Up, Agricultural, Open Grassland, Forest)

   Growth Node Areas – Secondary Growth Centers

2. Refer to Zone Regulations (section 9 of Z.O.)

   What are the allowable projects per Zone?

4. Refer to the Rules and Regulations according to the type of project

   (e.g. Minimum distance requirements to the nearest residential, etc.)

Example of minimum distance requirement:

Funeral Parlor

- 25 meters from restaurant, food centers
- 50 meters from market
- 200 meters from schools, hospitals, abattoirs

Cockpit

- outside town proper
- 200 meters from the national highway
- 200 meters away from existing residential, schools and other public buildings

D. Preparation of Decisions

D.1 Locational Clearance (LC)

- Permanent in nature
- Conforming use – a use which is in accordance with the zone classification as provided in the ordinance

  e.g. Residential project located in a residential zone
- non-use of clearance within 1 year – automatic expiration
- Attach conditions for monitoring purposes.
- use-pro forma decision form (see sample)

D.2 Denial – disapproval or refusal

- The project is not conforming with the zone

  (e.g. rice mill within residential zone)
- the project will adversely affect the health and safety of the residents

  (e.g. Piggery –highly pollutive, highly hazardous)
- Use letter form or standard form (refer to sample decisions)
- Cite reasons for the denial
- (Note: the aggrieved party can file a motion for reconsideration or appeal within the prescriptive period – Section 45 of the ZO, LZBAA)
- To be issued by LZBAA

Note: LZBAA – Local Zoning Board of Adjustment and Appeal

D.3 Temporary Use Permit (TUP)

(duration is 1 year to 5 years, renewable yearly)

- project is not conforming with the zone, but the area is not yet built-up at the time of application
- the project is already existing at the time of application in order to give the proponent to recoup some of his investments
- some requirements have not been complied with

  (e.g. DAR conversion)
- Use letter form or standard form(see sample denial decisions)
- To be issued by LZBAA

D.4 Certificate of Non-Conformance(CNC)

-certificate issued to owners of all uses existing prior to the approval of the zoning ordinance which do not conform in the zone as per provision of said ordinance

- To be applied within 6 months from the ratification of the Z.O. by the Sanggunian Panlalawigan
  - Failure to apply within 6 months is considered a violation.
- Strict conditions to be complied with (refer to Article X of Z.O. -see sample decisions)
  - To be issued by LZBAA

BASIC REQUIREMENTS

1. Duly accomplished and notarized APPLICATION FORM
2. Requirements relative to RIGHT OVER LAND

   a) Photocopy of the certificate of title, in case registered in the name of the applicant

   b) Original Certified True Copy of the Tax Declaration issued not earlier than three (3) months upon filing of application.

   c) In the absence of Certificate of Title in the name of the applicant, submit pro-forma affidavit

3. VICINITY MAP showing the existing land uses within the prescribed radius from the lot boundary of the subject site;

   a. For regular projects, min of 100 meter radius (the map need not be drawn to scale provided that relative distances of existing land uses to the project site lot boundaries are indicated);

   b. For special projects - minimum of one (1 kilometer –radius and should be drawn to scale)

   Note: Special projects are covered by special laws and specific Locational Guidelines.

4. SITE DEVELOPMENBT PLAN showing the project site lot area boundaries and dimensions of proposed structures / improvements within the project site

4. Floor plan/s, elevations
5. Detailed Cost of materials and specifications signed and sealed by a duly licensed Civil Engineer / Architect with conformity of the owner
6. Conversion Clearance or Certificate of Exemption for Conversion from the Department of Agrarian Reform, if the project is to be situated in agricultural lands based on actual use and CLUP/ ZO (for projects other than small regular projects, e.g residential, sari-sari stores, single pass ricemill;
7. FILING FEES - please refer to the HLURB Schedule of Fees
8. ECC /CNC from DENR (for all applicable projects. Refer to new guidelines)
9. Affidavit of Non-objection from adjacent lot owners (for incompatible/ non-conforming projects.)
10. Affidavit of Non-objection from Mortgage (if lot is mortgaged)
11. Certification from MARO that lot is not tenanted / within the coverage of CARP (for small scale regular projects located in existing / zoned agricultural areas.)

OTHER REQUIREMENTS
(TWO COPIES PER DOCUMENTS)

1. For manufacturing projects: DESCRIPTION OF INDUSTRY citing among others the following:
   - i. Types and volume of raw materials used
   - ii. Products manufactured or stored
   - iii. Average production outputs / capacity per day / week/ month
   - iv. Industrial wastes and plans for pollution control
   - v. Description and flow of manufacturing process
2. For application filed by Authorized Representative, SWORN SPECIAL POWER OF ATTORNEY for the representative to file / follow-up application and claim decision for the application.
3. Other additional requirements as may be necessary to properly evaluate the application based on locational guidelines (for special projects)

PROCESSING OF LOCATIONAL CLEARANCE

FOR SPECIAL PROJECTS

LOCATIONAL GUIDELINES FOR PIGGERY/POULTRY

Scope of Application

1. Backyard poultry and piggery
2. Small scale poultry (501 to 5,000 heads)
3. Medium scale piggery (2 sows and 11 to 20 heads) and medium scale poultry (5,000+ to less than 10,000 head)
4. Large scale piggery (2+sows, and 20+heads), and large scale poultry (10,000heads and above)

Documentary Requirements

1. Vicinity Map
2. Site development plan
3. Evidence of Ownership
4. ECC or CNC from DENR
5. Conversion Clearance or Exemption Clearance from DAR if applicable
6. Site clearance from local health officer or municipal / city veterinarian

Inspection

1. **Verify conformity of project to LUP/ZO**
2. **Accessibility**
3. **Presence of, or ability to provide utilities / facilities in the site**
4. **Weather/ climatic suitability**
5. **Suite suitability**

Locational Requirements / Standards

1. **Site Criteria**

1.1 Preferably on rolling terrain for good drainage

1.2 Soil must be well drained and porous

1.3 5 meter buffer around the perimeter should be planted with trees or shrubs

2. Minimum radial distances

3. Piggery and poultry shall be located outside urban areas

4. Zoning- Agricultural areas and outside urban areas

5. Landscaping and Buffering –minimum of 5 meters along the perimeter

UTILITY REQUIREMENTS

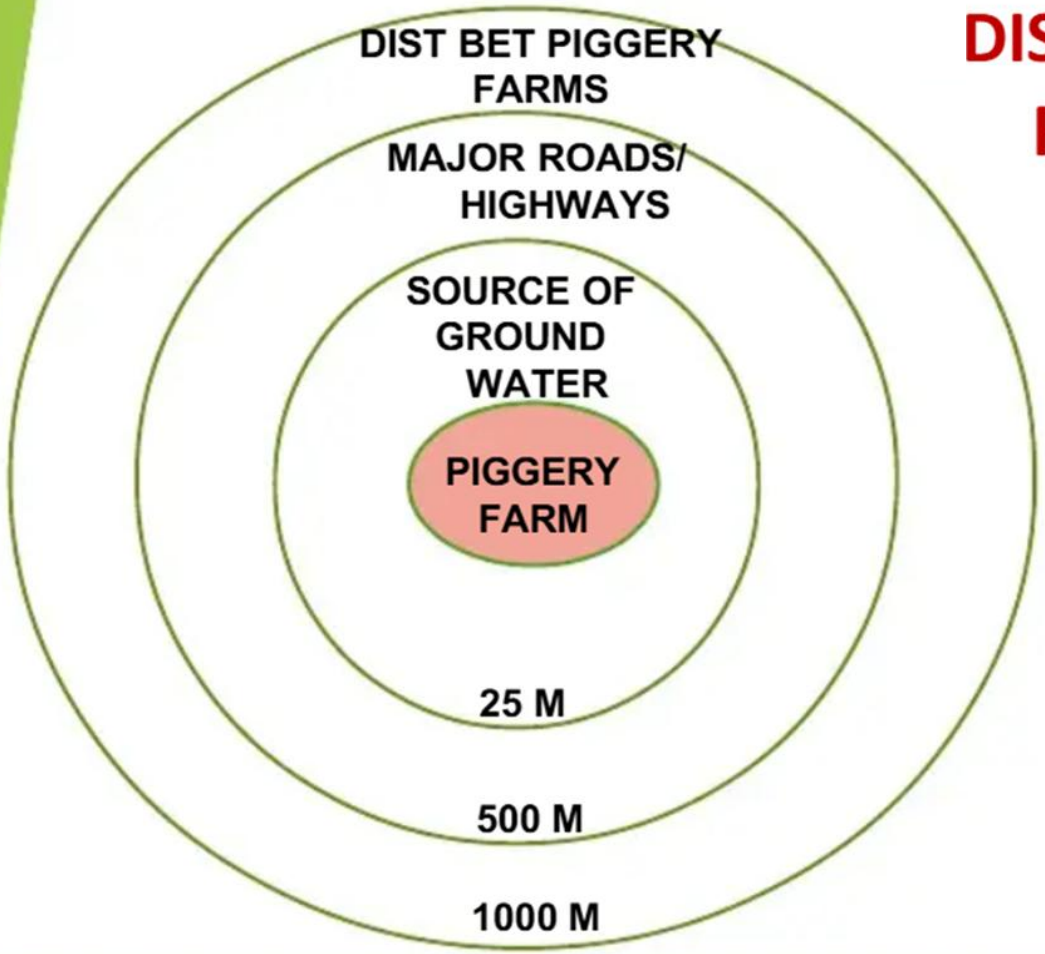
1. **Water Supply**
2. **Sewage Disposal and Drainage**
3. **Power**
4. **Solid Waste Disposal**

SUMMARY OF DESIGN STANDARDS

CLASSIFICATIONS	NUMBER OF HEADS	ZONE CLASSIFICATION
A. POULTRY		
1. BACKYARD	MAX OF 50O HEADS	AGR'L
2. SMALL	501 - 5,000 HEADS	AGR'L
3. MEDIUM	OVER ,5000 HEADS TO LESS THAN 10,000	AGR'L
4. LARGE	10,000 HEADS AND OVER	AGR'L
B. PIGGERY		AGR'L
1. BACKYARD	1 SOW & 10 HEADS* AND BELOW	
2. MEDIUM	2 SOWS & 11 - 20 HEADS	AGR'L
3. LARGE	MORE THAN 2 SOWS & MORE THAN 20 HEADS	AGR'L AGR'L

- HEADS – Include weanings, growers and fattening
- Poultry / piggery shall not be allowed in urban areas

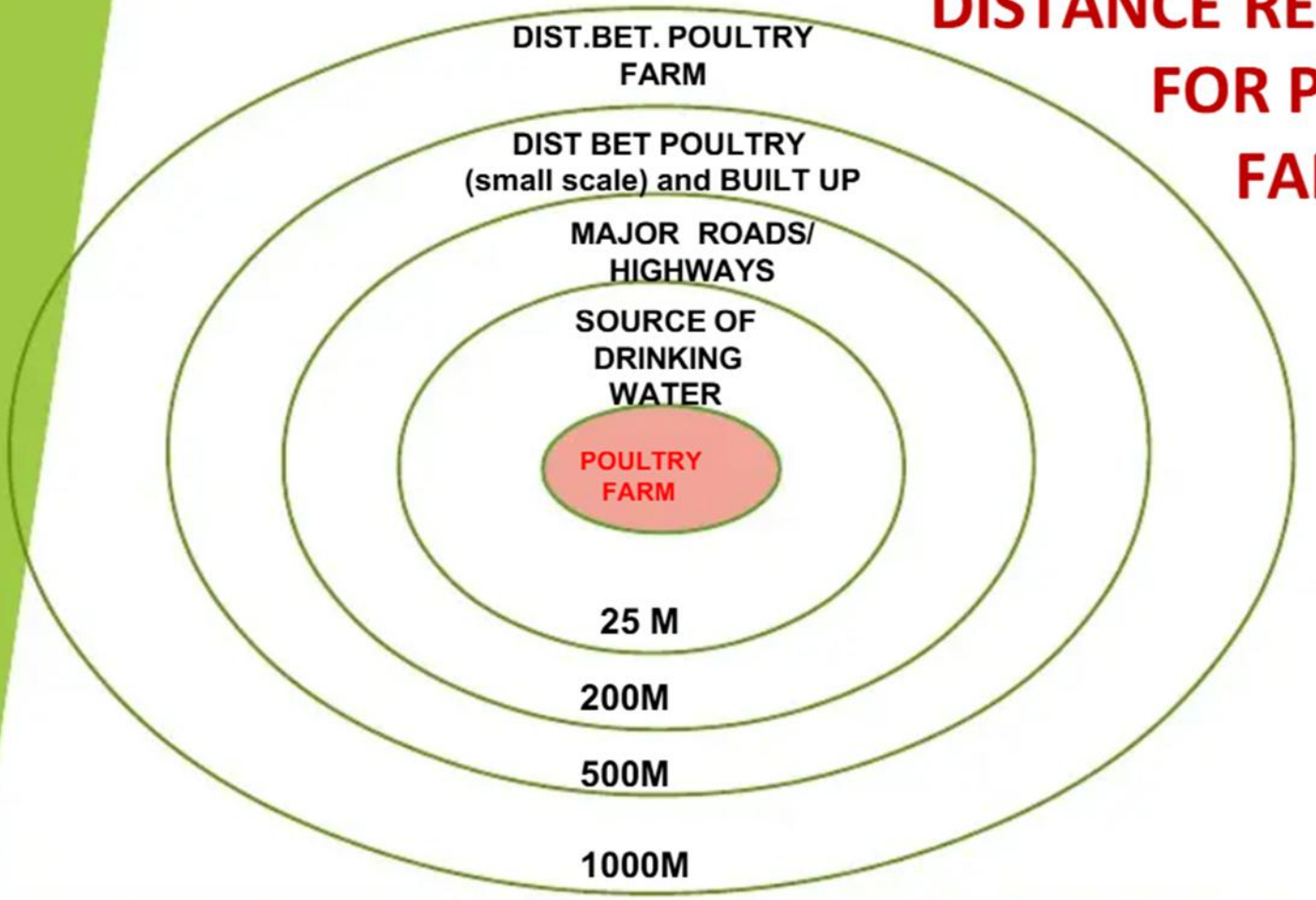
DISTANCE REQUIREMENTS FOR PIGGERY FARM



DIST BET BUILT-UP AREA (MEDIUM & LARGE)

Classification	Dist. Fr. Source of ground water	Dist. Fr. Built-up area	Dist. Fr. Major roads/highways	Dist. Bet. piggery farms
1. Backyard	25 m	N/A	N/A	N/A
2. Medium	25m	1,000m	500m	1,000m
3. Large	25m	1,000m	500m	1,000m

DISTANCE REQUIREMENTS FOR POULTRY FARM



Classification	Dist. Fr. Source of water	Dist. Fr. Built-up area	Dist. Fr. Major roads/highways	Dist. Bet. Poultry farms
1. Backyard	25 m	N/A	N/A	N/A
2. Small	25m	500m	200m	500m
3. Medium	25m	1,000m	200m	1,000m
4. Large	25m	1,000m	200m	1,000m

LOCATIONAL GUIDELINES FOR MARKETS

DOCUMENTARY REQUIREMENTS

1. Letter of Application
2. Vicinity Map
3. Site Development Plan
4. Evidence of Ownership
5. Tax Declaration for the current year
6. ECC or CNC from DENR
7. Conversion Order or Exemption Clearance from DAR if applicable

INSPECTION

1. Verify conformity of project to LUP/ZO
2. Accessibility
3. Presence of, or ability to provide utilities / facilities in the site.
4. Degree of traffic generation
5. Site suitability

LOCATIONAL REQUIREMENTS / STANDARDS

1. Location must be within designated commercial zones / commercial area, and is accessible preferably through an arterial street.
2. Minimum radial distances (see figure)
3. Site suitability- level to rolling terrain ,and not subject to flooding.
4. Soil Bearing Capacity – must be adequate to support building loads
5. Size- large enough to accommodate activities in the area, and to be able to serve a population ranging from 10,000 to 150,000 people.
6. Circulation- consideration of access, loading and unloading of goods and services, carrying capacity.

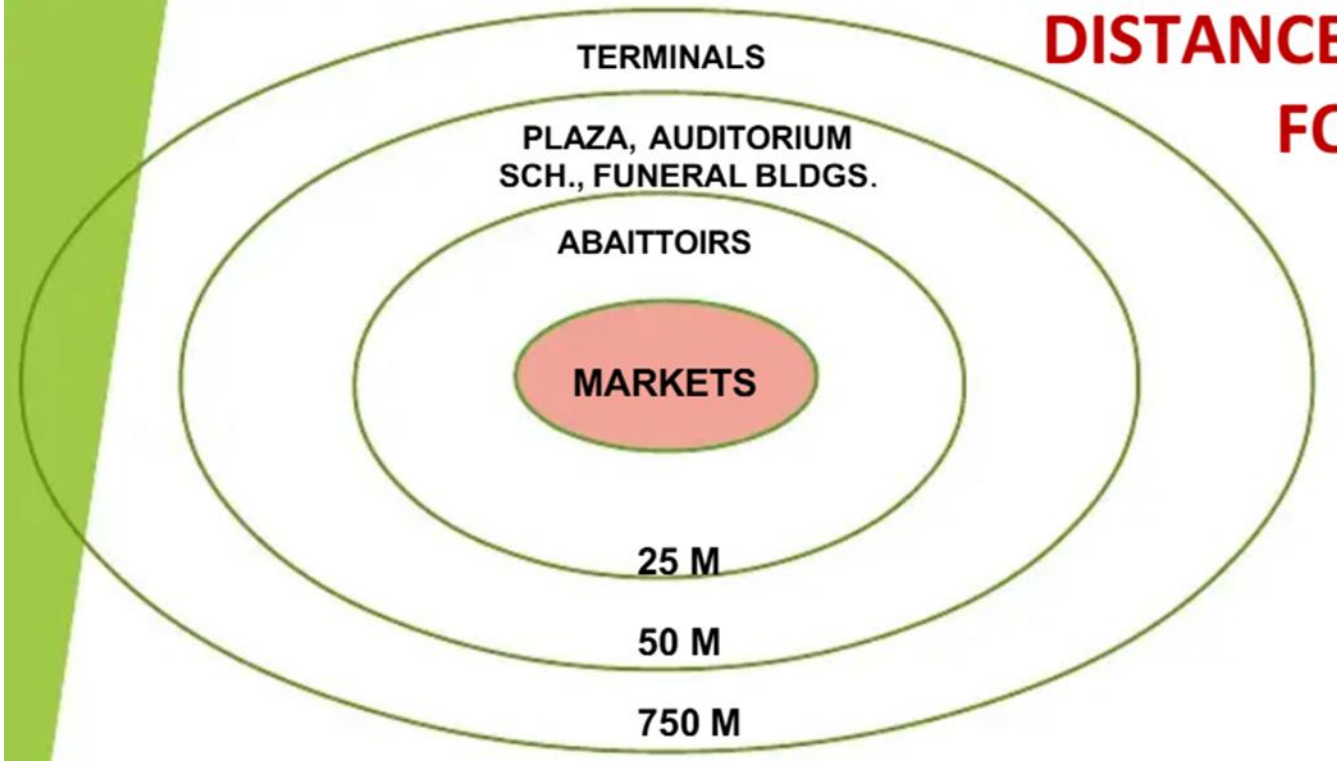
- UTILITY REQUIREMENTS

1. Water Supply
2. Sewage Disposal and Drainage
3. Power
4. Fire Safety Equipment/ Facilities

FACILITY REQUIREMENTS

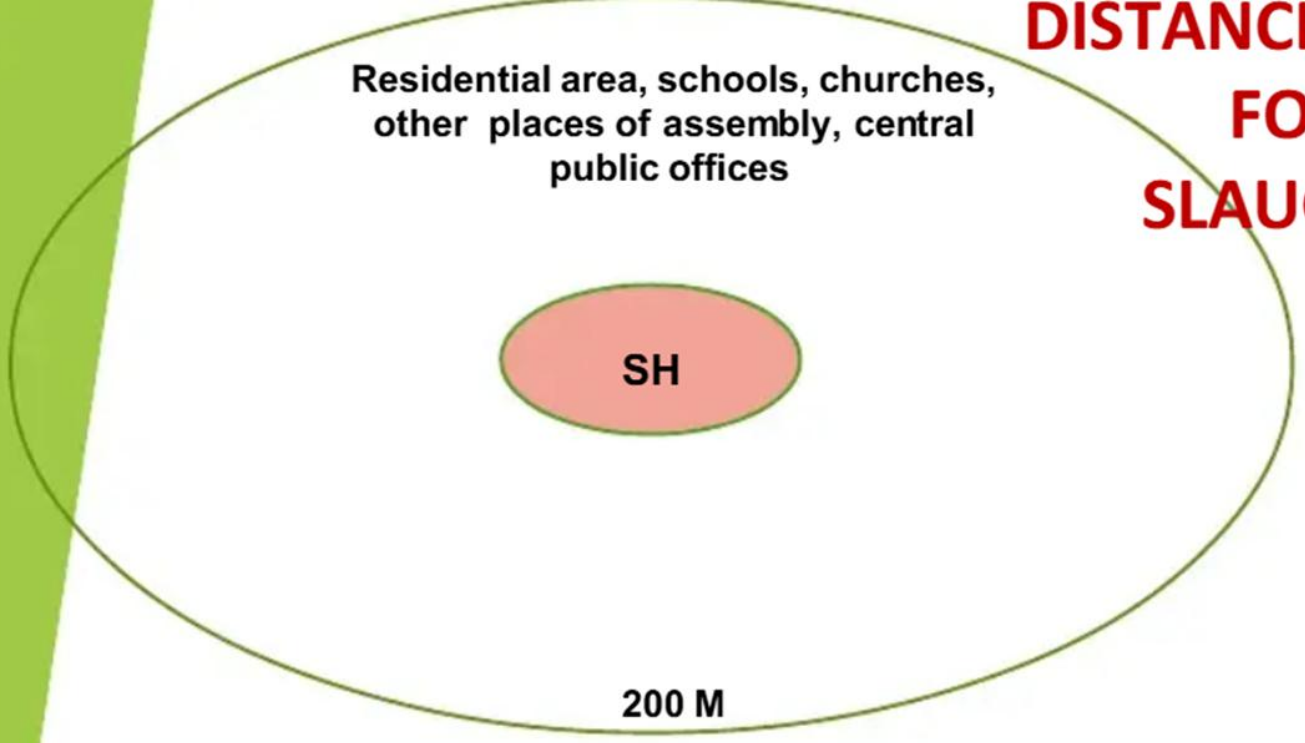
1. **Waste Disposal**
2. **Toilet and hand washing facilities**

DISTANCE REQUIREMENTS FOR MARKETS



Population served	10,000 - 150,000
Zoning	Commercial area / zone
Dist. Requirements a.Abattoirs b.Funeral establishment c.Churches d.Schools e.Plazas f.Auditorium g.Terminals	 25m 50m 50m 50m 50m 50m 750m

DISTANCE REQUIREMENTS FOR ABBAITOR/ SLAUGHTERHOUSE



Category	Description	Zone
Class "AAA"	Those with facilities and operational procedures appropriate to slaughter livestock and fowls for sale in any market, domestic or international	I -3
Class "AA"	Those with facilities and operational procedures sufficiently adequate that the livestock and fowls slaughtered therein is suitable for sale in any market within the country	AGIZ, I -2, I-3
Class "A"	Those facilities and procedures appropriate of minimum adequacy that the livestock and fowls slaughtered therein are suitable for distribution and sale only within the city or municipality where the slaughterhouse is located	AGZ, AGIZ, I-2, I-3

LOCATIONAL GUIDELINES FOR CELLSITES

A. **DOCUMENTARY REQUIREMENTS**

1. **Vicinity map (drawn within a radius of 200m, showing the exact location of the proj)**
2. **Site development plan(layout of the prop. proj., other structures, prop. Line)**
3. **Evidence of ownership (certified true copy of title or tax declaration, in the absence foregoing, a contract to sell or lease agreement)**
4. **CTC of NTC's Provisional Authority, or Certificate of registration to provide telecommunications services**
5. **Radiation protection evaluation report from the radiation service of the DOH**
6. **ECC/CNC from DENR**
7. **Written consent:**
   a. **If proposed project is within subdivision**

   1. Approval of the HOA and all members whose properties abut the proposed project site

   2. In the absence of a HOA, consent/affidavit of non-objection from majority of actual occupants and owners of properties within a radial dist. Equivalent to the height of the proposed proj. including those abutting the proposed site.

b. On buildings – occupied or unoccupied
1. consent of the owner / developer
2. approval of the governing board/body including all tenants occupying the topmost floor directly below the prop. proj, and the consent of the owner and majority of tenants of adjoining bldgs.

8. Barangay council resolution endorsing the proposed project
9. Bill of materials and cost of estimates
10. Locational clearance fees
11. Authorization of persons allowed to follow-up the clearance

B. WHAT TO INSPECT

Validate existing land uses within a radius of 200 m, and actual structures within a radius of 100 m. Submit a verification/ocular report and process clearance within 15 cd upon submission of complete documents.

C. WHERE CELLSITE SHOULD LOCATE:

1. On the ground:
   a. Air rights of transportations routed and railroads
   b. Within commercial, industrial, residential, institutional and agr'l zones
   c. along existing buffer strips
2. On top of existing structures which are structurally sound as attested and signed by a duly licensed/registered structural engineer

D. OTHERS

All sites and base stations shall conform to setback requirements of the national building code, and shall be provided with perimeter fences as specified by DOH

LOCATIONAL GUIDELINES FOR FUNERAL ESTABLISHMENTS

A. DOCUMENTARY REQUIREMENTS

1. Vicinity map (drawn w/in a radius of 200m, showing the exact loc. of the proj)
2. Site development plan(layout of the prop. proj., other structures, prop. Line)
3. Floor plans and elevations
4. Evidence of ownership (certified true copy of title or tax declaration, in the absence foregoing, a contract to sell or lease agreement)
5. ECC/CNC from DENR
6. Initial clearance from the city/municipality health office that the plans are in accordance with the provisions of PD 856 per funeral establishments Category I, II and III

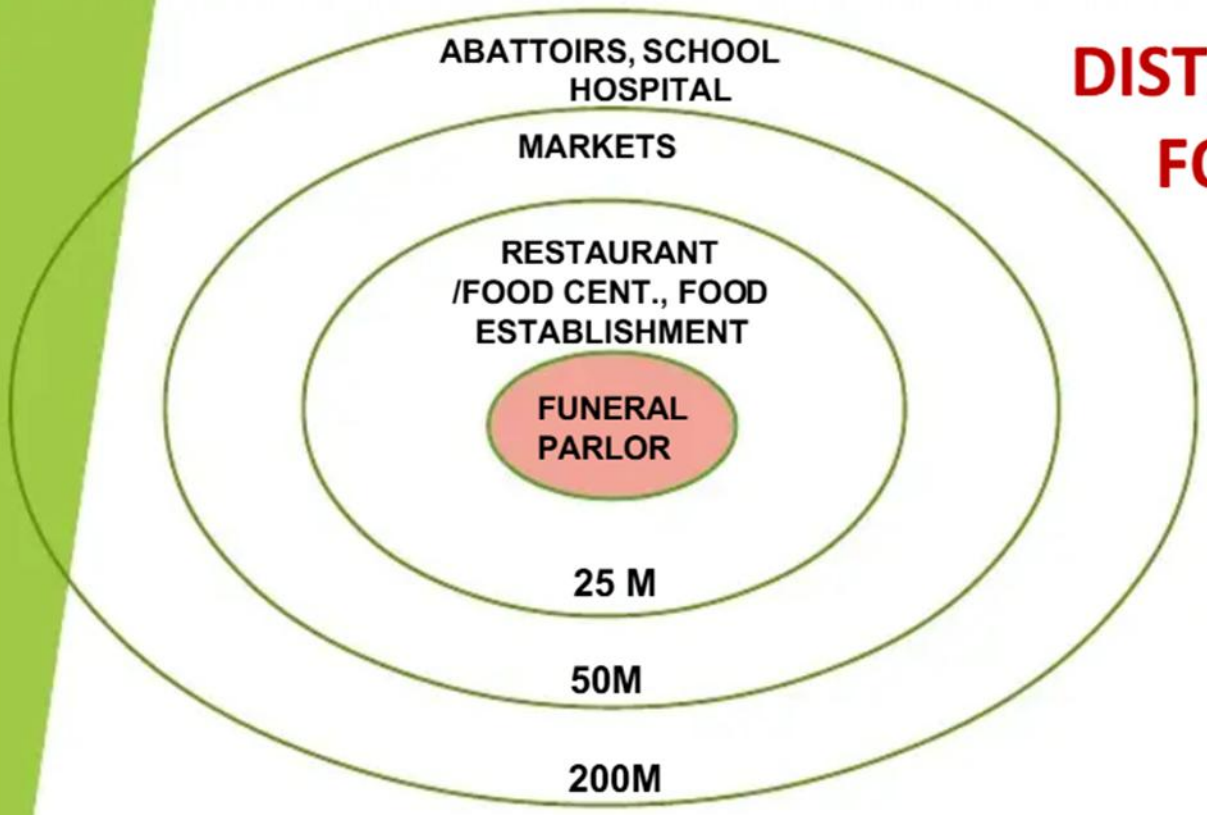
B. INSPECTION – the proposed site shall have the following factors:

1. Conformity of the project to the land use/zoning ordinance
2. Accessibility
3. Presence of/or the ability to provide utilities/facilities in the site
4. Degree of traffic generation
5. Determine if the prop site is flood prone

C. DESIGN STANDARDS AND REQUIREMENTS

1. **Site criteria**
   a. Conformity with ZO/LUPlan
2. **Physical suitability**
   No funeral establishment/s shall be allowed in flood prone areas.
3. **Accessibility**
   a. The site must be served by a road and accessible by public transport
4. **Funeral parlor shall be at a minimum radial distance (see dist. Requirements)**

DISTANCE REQUIREMENTS FOR FUNERAL PARLOR



ALLOWABLE ZONES & MIN. FACILITY REQMTS. FOR FUNERAL PARLOR

Category	Description/ min. facility requirements	Zone
Category 1	Administrative offices, chapels, family rm, preparation rm, selection rm/display casket rm, comfort rm, garage, parking area, viewing rm (optional) and embalming rm	C2
Category 2	Administrative office, family rm, selection rm/casket display, comfort rms, garage and parking area	GRZ, GCZ, C1, C2, GIZ, SIZ
Category 3	Casket display, business area, storage rm, garage and comfort rm	GRZ, GCZ, C1, C2, GIZ, SIZ (spl institutional zone)

APPLICATION FOR ZONING CERTIFICATION/NONEXISTENCE OF CLUP/ZONING ORDINANCE

_____
DATE

The Director

Housing and Land Use Regulatory Board

Sir/Madam:

In accordance with Executive Order No. 648, as strengthened by LOI 729, EO 90 and EO 72, I am applying for Zoning Certification of Property situates in _____, _____, _____, with OCT/No./Nos. _____, and with an area of _____ square meters.

The undersigned attest the documents submitted are in accordance with the pertinent laws, decree, rules and regulations, standards and guidelines and that I assume full responsibility from any non-compliance or violation thereof.

Attached hereto are:

1. Vicinity Map indicating clearly and specifically the exact location of the proposed site and existing land uses and / or landmarks within a radius of at least 500 meters and duly signed by a geodetic / civil engineer or architect.
2. Lot plan signed by a licensed Geodetic Engineer.
3. Photocopy of the TCT, or any proof f ownership, or right over the property and / or latest Tax Declaration;
4. Filing Fee of P_____.

Very truly yours,

_____

HOUSING AND LAND USE REGULATORY BOARD
Region I
4th Flr. Añes Atrium Bldg., Rizal Avenue,
San Fernando City, La Union

ZONING CERTIFICATION

This is to certify that the parcels of land situated in _____specifically identified as follows:

Registered Owner	Lot No.(s)	OCT/TCT/TD NO.	Area Per Title (has.)	Classification

is zoned for use specified in the above Table per approved Comprehensive Land Use Plan/ Zoning Ordinance of the Municipality of _____ approved by Housing and Land Use Regulatory Board (HLURB) through Resolution No. _____ dated _____ in accordance with pertinent issuances.

CONDITIONS:

[x] This certification shall not be considered as a Locational Clearance/ Certificate of Zoning Conformance or Development Permit.

[x] This certification shall not be considered as a certification of HLURB as to the ownership by the applicant of the parcel of land subject of this certification.

[x] Any misrepresentation or material falsehood on the part of the applicant shall be sufficient cause for the cancellation of this certification.

[x] Others:
This Certification is issued to support application for Environmental Compliance Certificate (ECC).

TERESITA V. GALACGAC, CESO V
Regional Officer/Director II

Ref. No. :
O.R. No. :
Date Issued :
Amount Paid :
Decision No. :
JOVITA R. REYES
SCO

Thank You